

Memorandum

To: Planning Commission Members
From: The Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: August 1, 2014
Re: Staff Report for The Dawg Shoppe – Special Use Permit (Pet Grooming)

Item #7 – The Dawg Shoppe – Special Use Permit (Pet Grooming)
(PID# 201407210034)

Application: Special Use Permit
Location: 3965 Hoover Rd
Applicant: Christina Hoover
Zoning: C-2
Use: Pet Grooming

Relevant Code Section(s):

- 1135.09 (b) (12) Special Use Permits

Project Summary:

The applicant is requesting a special use permit to offer dog grooming at 3965 Hoover Road, part of the Eastgrove Shopping Center at the northwest corner of Columbus Street and Hoover Road. The Dawg Shoppe Pet Salon and Spa currently operates at 3966 First Street and has outgrown their space. The business will operate seven days a week from 9:00am to 6:00pm at their proposed location. No boarding, dog walking, or doggy day care is proposed with this facility.

The applicant has indicated that the property owner is supportive of the use and does not feel the grooming facility will affect other uses in the area. Materials state that doggy waste stations are available for pet owners to dispose of animal waste, and staff at the facility makes frequent checks to ensure that all pet waste is disposed of.

The tenant space of the proposed grooming facility is bordered by a cash advance facility adjacent to the west and Big Lots in the tenant space to the east. The shopping center parcel is bordered by commercial, multi-family, and single-family residences to the west, a variety of commercial (automotive service, restaurant, banking institution) to the south, medical to the north, and commercial (Grove City Plaza shopping center) to the east across Stringtown Road. The nearest residential structure is approximately 200 feet from the entrance to the proposed grooming facility.

Code Analysis:

Per Section 1135.09, the Planning Commission is responsible for reviewing Special Use Permit requests and recommending approval, approval with modifications or denial to City Council based on findings of compliance with the standards and requirements of this Code (*see relevant code sections*) and subject to the conditions established by the Planning Commission to ensure compliance with the letter and intent of this Code. The following is the Development Department's evaluation based on code standards and requirements.

1. *The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;*

Standard is Met: Staff does not feel that the proposed use will change the essential character of the district. Other dog grooming businesses are located in retail areas throughout the city and all of the operations of the proposed use will be conducted inside the structure.

2. *The proposed use shall not adversely affect the use of adjacent property;*

Standard is Met: Materials state that employees will make frequent checks to ensure that any and all pet waste is properly disposed and that doggy waste stations will be available for pet owners.

3. *The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;*

Standard is Met: Staff does not feel the proposed use will affect persons residing or working in the area. All aspects of the use will be conducted inside the structure and materials state that pets will not stay on the site longer than their grooming needs require, typically two to three hours. The nearest residential structure is approximately 200 feet from the tenant space proposed for the use.

4. *The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and school;*

Standard is Met: The proposed use will be adequately served by public facilities.

5. *The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district;*

Standard is Met: Staff does not anticipate the proposed use creating an impact on the right-of-way greater than other uses permitted in the district.

6. *The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;*

Standard is Met: The proposed use is in accordance with the intent of applicable code requirements and ordinances of the City, as outlined above.

7. *The proposed use complies with the applicable specific provisions and standards of this Code;*

Standard is Met: The proposed use complies with standards of the Code.

8. *The proposed use shall be found to meet the definition and intent of a use specifically listed as a special use in the district in which it is proposed to be located;*

Standard is Met: The site is located in a C-2 district, in which pet shops for the grooming of animals are permitted with a Special Use Permit.

9. *A completed application indicating the Specific Special Use permit activity intended by the applicant shall be submitted to the Department of Development by the Council approved submittal dates;*

Standard is Not Met: The application was not submitted by the filing deadline; however because the applicant is facing constraints with their lease and because reviewing departments did not have any issues with the application, it was requested that the item be added to the agenda. The application was submitted with all necessary materials for review.

Recommendation(s):

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit as submitted.